

EXHIBIT C

A. Settlement StatementU.S. Department of Housing and
Urban Development

OMB Approval No. 2502-0265

B. Type of Loan							
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 1588336	7. Loan Number:	8. Mortgage Insurance Case Number:		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.						
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.							
D. Name & Address of Borrower: CBT GROUP LLC			E. Name & Address of Seller: DAVID SANDERS PATTY SANDERS 1031 QUALEX, LLC		F. Name & Address of Lender:		
G. Property Location: LOT HOGAN LANE HEMPSTEAD, TX 77445 (WALLER)				H. Settlement Agent STEWART TITLE COMPANY 2925 RICHMOND AVE, SUITE 1500, HOUSTON, TX 77098 (713) 528-6007		Tax ID: 74-0923770	
				I. Settlement Date / Disbursement Date 2/28/2022 / 3/1/2022			
J. Summary of Borrower's Transaction				K. Summary of Seller's Transaction			
100. Gross Amount Due From Borrower				400. Gross Amount Due To Seller			
101. Contract sales price	\$80,000.00			401. Contract sales price	\$80,000.00		
102. Personal Property				402. Personal Property			
103. Settlement Charges to Borrower (line 1400)	\$1,336.26			403.			
104.				404.			
105.				405.			
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance			
106. Homeowners Association Dues (Paid) 2/28/2022 to 1/1/2023	\$284.38			406. Homeowners Association Dues (Paid) 2/28/2022 to 1/1/2023	\$294.38		
107. County taxes				407. County taxes			
108. Assessments 2/28/2022 to 7/31/2022 @ \$250.00/Year	\$104.79			408. Assessments 2/28/2022 to 7/31/2022 @ \$250.00/Year	\$104.79		
109.				409.			
110.				410.			
111.				411.			
112.				412.			
120. Gross Amount Due From Borrower				420. Gross Amount Due To Seller			
\$81,735.43				\$80,399.17			
200. Amounts Paid By Or In Behalf Of Borrower				500. Reductions In Amount Due To Seller			
201. Deposit or Earnest Money	\$1,000.00			501. Excess deposit (see instructions)			
202. Principal amount of new loan				502. Settlement Charges to Seller (line 1400)	\$6,068.95		
203. Existing loan taken subject to				503. Existing loan(s) taken subject to			
204.				504. Payoff of first mortgage loan			
205.				505. Payoff of second mortgage loan			
206.				506. Earnest money retained by			
207.				507. Disbursed as proceeds (\$1,000.00)			
208.				508. 1031 Exchange Funds to 1031 Qualex LLC	\$74,145.68		
209.				509.			
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller			
210. City/town taxes				510. City/town taxes			
211. County taxes 1/1/2022 to 2/28/2022 @ \$1,155.04/Year	\$183.54			511. County taxes 1/1/2022 to 2/28/2022 @ \$1,155.04/Year	\$183.54		
212. Assessments				512. Assessments			
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220. Total Paid By/For Borrower				520. Total Reduction Amount Due Seller			
\$1,183.54				\$80,399.17			
300. Cash At Settlement From/To Borrower				600. Cash At Settlement To/From Seller			
301. Gross Amount Due From Borrower (line 120)	\$81,735.43			601. Gross Amount Due To Seller (line 420)	\$80,399.17		
302. Less Amounts Paid By/For Borrower (line 220)	\$1,183.54			602. Less Deduction in Amt. Due To Seller (line 520)	\$80,399.17		
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$80,551.89			603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	\$0.00		

Loan Number:

File Number: 1568336

Page 1 of 3

L. Settlement Charges		
700. Total Sales/Broker's Commission based on price \$80,000.00 @ 6.00 % = \$4,800.00		
Division of Commission (line 700) as follows:	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701. \$2,400.00 to BHGRE Gary Greene		
702. \$2,400.00 to Diverse City Realty		
703. Commission paid at Settlement		\$4,800.00
704.		
800. Items Payable In Connection With Loan		
801. Loan Origination Fee		
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assumption Fee		
900. Items Required By Lender To Be Paid In Advance		
901. Interest		
902. Mortgage Insurance Premium		
903. Hazard Insurance Premium		
1000. Reserves Deposited With Lender		
1001. Hazard Insurance		
1002. Mortgage insurance		
1003. City property taxes		
1004. County property taxes		
1005. Annual assessments		
1008. Aggregate accounting adjustment		
1100. Title Charges		
1101. Settlement or closing fee to Stewart Title Company	\$400.00	\$400.00
1102. Abstract or title search		
1103. Title examination		
1105. Document preparation to Albart Butler, PC		\$75.00
1106. Notary fees to DFW Notary Series, LLC	\$125.00	
1107. Attorney's fees		
(includes above item numbers:)		
1108. Title Insurance to Stewart Title Company		\$698.00
(includes above item numbers:)		
1109. Lender's coverage Premium \$0.00 to Stewart Title Company		
1110. Owner's coverage \$80,000.00 Premium \$698.00 to Stewart Title Company		
1111. Area and Boundary Coverage (Non-Residential 15%) (Owner's) Endorsement(s) to Stewart Title Company	\$104.70	
1113. TX Policy Guaranty Fee to Texas Title Policy Guaranty Fee - STC		\$2.00
1114. Tax Certificate Fee to Stewart Title Company		\$54.95
1115. e Record Fee (Buyer/Borrower) to Stewart Title Company	\$4.00	
1116. e Record Fee (Seller) to Stewart Title Company		\$4.00
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$26.00; Mortgage ;Release ;	\$26.00	
1202. County tax/stamps: Deed ;Mortgage ;		
1203. State tax/stamps: Deed ;Mortgage ;		
1204. City tax/stamps: Deed ;Mortgage ;		
1205. to Stewart Title Company		\$26.00
1300. Additional Settlement Charges		
1301. Survey to CBG Surveying Texas, LLC	\$676.56	
1302. Pest Inspection		
1305. Past Due Property Tax to Waller County Tax (POC \$1,259.02 by David Sanders)		
1305. 1031 Exchange Fee to 1031 QualEx LLC (POC \$950.00 by David Sanders)		
1400. Total Settlement Charges (enter on line 103, Section J and 502, Section K)	\$1,336.26	\$6,069.95

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

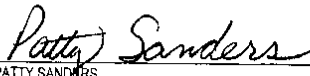
BORROWERS

CBT Group LLC

BY: Giorgio Benvenuto, Managing Member

SELLERS


DAVID SANDERS


PATTY SANDERS

1031 QualEx, LLC, as Qualified Intermediary for David Sanders and Patty Sanders

BY: _____

Read and Approve _____

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

Settlement Agent 

Date
2/28/2022

DIANA JURISICH

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of Buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 8282 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief it is true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BORROWERS

CBT Group LLC

Giorgio Benvenuto03/01/2022
08:24 AM CST

BY: Giorgio Benvenuto, Managing Member

SELLERS

DAVID SANDERS

PATTY SANDERS

1031 QualEx, LLC, as Qualified Intermediary for David Sanders and Patty Sanders

BY:

Read and Approve

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or I will cause the funds to be disbursed in accordance with this statement.

Settlement Agent
Date

2/28/2022

DIANA JURISICH

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

SUBSTITUTE FORM 1099 SELLER STATEMENT - The information contained in Blocks E, G, H and I and on line 401 (or, if line 401 is asterisked, lines 403 and 404), 406, 407 and 408-412 (applicable part of Buyer's real estate tax reportable to the IRS) is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

SELLER INSTRUCTION - If this real estate was your principal residence, file form 2119, Sale or Exchange of Principal Residence, for any gain, with your income tax return; for other transactions, complete the applicable parts of form 4797, Form 6252 and/or Schedule D (Form 1040).

You are required to provide the Settlement Agent with your correct taxpayer identification number. If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

Loan Number:

File Number: 1568336

Page 3 of 3

I have carefully reviewed the HUD-1 Settlement Statement and, to the best of my knowledge and belief, it is true and contains a statement of all receipts and disbursements made on my account or by me in the transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BORROWERS

CBT Group LLC

BY: Giorgio Benevento, Managing Member

SELLERS

DAVID SANDERS

PATTY SANDERS

1031 QualEx, LLC, as Qualified Intermediary for David Sanders and Patty Sanders

By:

Read and Approve

The HUD-1 Settlement Statement which I have prepared to give you and describe account of this transaction. I have caused or I will cause the funds to be disbursed in exact conformity with this statement.

Settlement Agent

Date

2/26/2022

DIANA JUNGCH

WARNING: It is a crime to knowingly make false statements in the United States or in any other federal territory. Penalties upon conviction include a fine and imprisonment. For details see Title 18 U.S.C. Code Section 1021 and Section 1010.

SUBSTITUTION FOR THE SELLER STATEMENT: The information contained in Forms E, 3, 11 and 1 and on the 481 (or 481A) 481 is extracted from 403 and 304, 406, 407 and 408-412 by the part of the seller's statement for the purpose of the 481. It is important that information and be sent to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if the return is omitted to be reported and the IRS determines that it has not been reported.

SUBSTITUTION FOR THE SELLER STATEMENT: If you have estate tax your personal exemption, see Form 7120, State or Country of Personal Residence, for any gain, with your income tax return. To report transactions, complete the application outlined on 4752, For 1042 or 1042-SS (Form 1042).

You are required to provide the Substituted Agent with your current taxpayer identification number.

If you do not provide the Settlement Agent with your correct taxpayer identification number, you may be subject to civil or criminal penalties.

Loan Number:

File Number: 1568336

Page 3 of 3

Supplemental Page
HUD-1 Settlement Statement

Seller Addendum

Seller 1

DAVID SANDERS
28030 N HWY 6
HEMPSTEAD, TX 77445

Seller 2

PATTY SANDERS
28030 N. HWY
HEMPSTEAD, TX 77445

Seller 3

1031 QUALEX, LLC
PO BOX 4754
FAYETTEVILLE, AR 72702